Bill Garrett Davidson County
Batch# 129161 DEEDWARR
08/15/2018 10:56:17 AM 2 pgs
Fees: $13.00 Taxes: $1,665.00
20180815-0080700

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $450,000.00.

Affiant

Subscribed and sworn to before me, this 14th day of August, 2018.

Notary Public

My commission expires: 12/1/2020

(Notary Stamp)

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Shelley L. Todd	CALLOWAY COUNTY BANKING CENTER	095-04-0-200.00
130 Spring Valley Road	1721 N 12TH STREET	
Nashville, TN 37214	MURRAY, KY 42071-3594	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

C. Todd Elkins and wife, Kimberly A. Elkins

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Shelley L. Todd, a single woman

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being part of Lot No. 40 on the Plan of Bluefields, of record in Plat Book 843, Page 34, in the Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning at a point in the West Margin of Spring Valley Road, 75 feet South of the corner of Lots No. 40 and 39 being the corner of the property conveyed to Walter Lathrop and wife, by deed of record in Book 1198, Page 143, Register's Office; thence with Lathrop's South line Westerly 259.2 feet to a point which is 75 feet South of the line between the said Lots 40 and 39; thence Southerly 81.7 feet to a point; thence Easterly 256 feet more or less to the West Margin of Spring Valley Road; thence with the margin of the same, Northerly 90 feet to the beginning.

Being the same property conveyed to Kimberly A. Elkins and wife, C. Todd Elkins and Alfred R. Elkins by Warranty Deed from Linda Michele Maynord, of record in Book 9914, Page 19, Register's Office for Davidson County, Tennessee, dated November 21, 1995 and recorded on January 10, 1996. (Value or consideration as shown in aforementioned Deed $110,000.00)

SP 11/2015

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Being the same property conveyed to David J. Waynick Trustee by Quitclaim Deed from C. Todd Elkins and wife, Kimberly A. Elkins and Alfred R. Elkins, of record in Instrument No. 20011017-0113112. Register's Office for Davidson County, Tennessee, dated October 10, 2001 and recorded on October 17, 2001 and within the same deed the said David J. Waynick, Trustee conveyed his interest in the subject property to C. Todd Elkins and wife, Kimberly A. Elkins, tenants by the entirety (Value of consideration shown in aforementioned Deed $0.00)
Being also known as 130 Spring Valley Road., Nashville, Tennessee 37214.

This is improved property known as **130 Spring Valley Road, Nashville, TN 37214**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 14th day of August, 2018.

C. Todd Elkins

Kimberly A. Elkins

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, C. Todd Elkins and Kimberly A. Elkins, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 14th day of August, 2018.

Notary Public
My Commission Expires: 4.24.19

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

SP 11/2015

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